

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
S/S Driveway, 646.05 ft. E of Oakleigh  
Rd., 199' SE of Perring Pkwy. \* ZONING COMMISSIONER  
7501 Oakleigh Road  
9th Election District \* OF BALTIMORE COUNTY  
6th Councilmanic District  
Perring Racquet Club, Inc. \* Case No. 98-473-X  
Petitioner

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 8501 Oakleigh Road in Parkville. The Petition was filed by the Perring Racquet Club, Inc., property owner. Special Exception relief is requested to approve an arcade use within the existing building on the property. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plan to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case was Judith M. Sussmann, Manager, for Perring Racquet Club, Inc. Also present in support of the Petition was Charles A. Salocuse and Juri Maiste, the engineer who prepared the site plan. The Petitioner was represented by G. William Clark, Esquire. Evelyn Yeager, a neighbor, appeared as an interested person.

Testimony and evidence presented was that the subject property is approximately 5.9207 acres in area, zoned M.L.R. The property is an irregularly shaped parcel with frontage on Oakleigh Road, not far from Perring Parkway in Parkville. The property is improved with a large rectangularly shaped building in which a business known as the Perring Racquet Club operates. The building contains four indoor tennis courts, five racquet ball courts and two indoor soccer/lacrosse fields. The facility is well known to this Zoning Commissioner and is the home of several youth and adult soccer/lacrosse leagues.

ORDER RECEIVED FOR FILING  
LAW  
8/14/98  
M. Brock

Ms. Sussman, the Manager of the facility, testified extensively about the site and uses thereon. She described the hours of operation (7:00 A.M. to 11:00 P.M.), the soccer/lacrosse leagues, and the site improvements. She indicated that recently the property was extensively improved by the addition of a large area for parking. Parking has been traditionally a problem at this site. However, that has been cured and now there are 111 spaces available.

The Petitioner seeks special exception approval for an arcade. An arcade is defined in Section 101 of the BCZR as, "A building or part of a building in which 5 or more pinball machines, video games, or other similar player operated amusement devices are maintained." It was indicated that the Petitioner does not seek to change the character of the existing use. The primary focus of the business will continue to be the soccer/lacrosse leagues, the tennis courts and racquet ball courts. However, it was indicated that entire families often visit the site to watch the soccer and lacrosse games and that the installation of video and amusement type games would provide an amenity to these patrons. It is envisioned that these games will be utilized by individuals who are already patronizing the site to utilize the recreation facilities. It was also indicated that there will be a maximum of 50 machines.

As noted above, there were no Protestants present. Mrs. Yeager, a neighbor, said that she appeared out of interest in the property's use, and also stated that although parking had, at one time, been a problem, the situation is much better due to the improvements recently completed. Letters in support of the request were also received from several neighbors (Petitioner's Exhibits 4A and 4B).

Arcades are permitted by special exception in a manufacturing zone, pursuant to Section 423.C. That section further provides that such uses

ORDER RECEIVED FOR FILING

Date

BY

8/14/99  
[Signature]

must be accessory to the principal use and which must be oriented towards entertainment, leisure and recreation uses. Moreover, the arcade must be located on the same lot as the principal use, within the same building and subordinate in area, extent and purpose of the principal use. Clearly, the proposal satisfies all of those requirements. Additionally, Section 423.C4 of the BCZR provides that the Zoning Commissioner should specify the maximum number of amusement devices. The number requested in this case (50) appears appropriate in view of the size of the building and the extent of the recreational facilities.

Testimony was also received from Juri Maiste, the engineer who prepared the site plan. He indicated that the proposal complied with the requirements of Section 423 of the BCZR and the special exception requirements contained in Section 502.1

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Special Exception. In my judgment, I find that the Petitioner has presented satisfactory testimony and evidence to meet the requirements of law. I find that there will be no detrimental impact to the surrounding locale and that the arcade will be an appropriate accessory use at this location.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

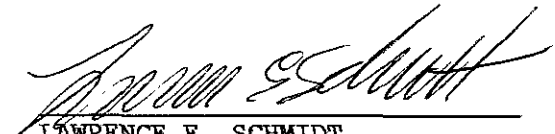
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14<sup>th</sup> day of August 1998 that, pursuant to the Petition for Special Exception, approval for an arcade on the subject property, pursuant to Section 423.C4 of the BCZR, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until

ORDER RECEIVED  
DATE 8/14/98  
BY [Signature]

such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The number of amusement devices will be restricted to a maximum of 50.

  
\_\_\_\_\_  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING  
Date 8/14/98  
By J. J. G. [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

August 12, 1998

C. William Clark, Esquire  
Nolan, Plumbhoff and Williams  
Suite 700, Nottingham Centre  
502 Washington Avenue  
Towson, Maryland 21204-4528

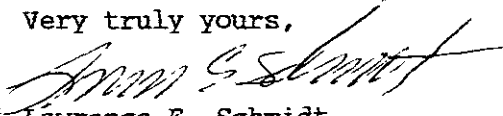
RE: Petition for Special Exception  
Case No. 98-473-X  
Property: 7501 Oakleigh Road  
Perring Racquet Club, Inc., Petitioner

Dear Mr. Clark:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn

att.

c: Ms. Judith Sussman, Manager, Perring Racquet Club  
7501 Oakleigh Road, Baltimore, Maryland 21234





# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

7501 Oakleigh Rd

which is presently zoned

MLR

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

An Arcade.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Perring Racquet Club, Inc.  
(Type or Print Name)

Judith Sussman, Manager  
Signature

Judith Sussman, Manager  
(Type or Print Name) & Title

Signature

7501 Oakleigh Rd. (410) 661-9220  
Address Phone No.

Balto., MD. 21234  
City State Zipcode  
Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

Revised 9/5/95

98-473-X

473

*441-9220  
Aug. 10 - it  
15 do not  
schedule  
arcade  
Perring Racquet Club  
special exception*

**DESCRIPTION OF PORTION OF 7501 OAKLEIGH ROAD TO  
ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR AN  
ARCADE IN A MLR ZONE**

**Beginning** for the same at a point located the five following courses, measured from the intersection of the North side of Oakleigh Road and the East side of Perring Parkway: 1) South 03 degrees 00 minutes 00 seconds East 199.00 feet; 2) North 82 degrees 03 minutes 13 seconds East 220.34 feet; 3) North 69 degrees 51 minutes 49 seconds East 383.43 feet; 4) North 54 degrees 34 minutes 58 seconds East 13.15 feet; and 5) South 24 degrees 50 minutes 23 seconds East 82.75 feet to the point of beginning, thence leaving said point of beginning and running the four following courses:

- 1) North 56 degrees 51 minutes 12 seconds East 16.89 feet;
- 2) South 49 degrees 10 minutes 21 seconds East 124.00 feet;
- 3) South 54 degrees 02 minutes 59 seconds West 69.08 feet and
- 4) North 24 degrees 50 minutes 23 seconds West 123.85 feet to the point of beginning.

Containing 5,304 square feet or 0.122 acres of land.



473

98-473-X

**DESCRIPTION OF PORTION OF 7501 OAKLEIGH ROAD TO  
ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR AN  
ARCADE IN A MLR ZONE**

**Beginning** for the first at a point located the five following courses measured from the intersection of the North side of Oakleigh Road and the East side of Perring Parkway: 1) South 03 degrees 00 minutes 00 seconds East 199.00 feet; 2) North 82 degrees 03 minutes 13 seconds East 220.34 feet; 3) North 69 degrees 51 minutes 49 seconds East 383.43 feet; 4) North 54 degrees 34 minutes 58 seconds East 13.15 feet; and 5) South 24 degrees 50 minutes 23 seconds East 82.75 feet to the point of beginning, thence leaving said point of beginning and running the four following courses:

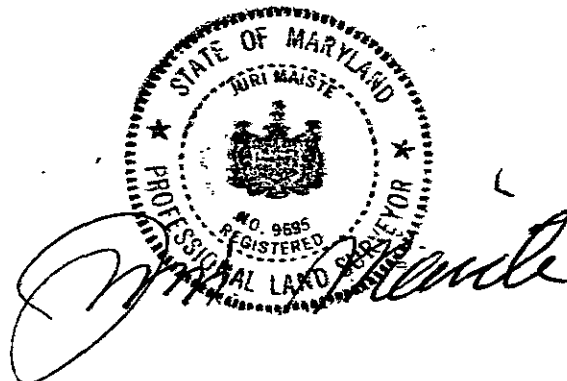
- 1) North 56 degrees 51 minutes 12 seconds East 16.89 feet;
- 2) South 49 degrees 10 minutes 21 seconds East 124.00 feet;
- 3) South 54 degrees 02 minutes 59 seconds West 69.08 feet and
- 4) North 24 degrees 50 minutes 23 seconds West 123.85 feet to the point of beginning.

Containing 5,304 square feet or 0.122 acres of land.

**Beginning** for the second at a point located the four following courses measured from the intersection of the North side of Oakleigh Road and the East side of Perring Parkway: 1) South 03 degrees 00 minutes 00 seconds East 199.00 feet; 2) North 82 degrees 03 minutes 13 seconds East 220.34 feet; 3) North 69 degrees 51 minutes 49 seconds East 142.14 feet; and 4) South 20 degrees 08 minutes 11 seconds East 93.84 feet; to the point of beginning, thence leaving said point of beginning and running the four following courses:

- 1) North 76 degrees 45 minutes 59 seconds East 46.10 feet;
- 2) South 24 degrees 51 minutes 14 seconds East 121.15 feet;
- 3) South 76 degrees 46 minutes 24 seconds West 94.99 feet and
- 4) North 01 degrees 34 minutes 09 seconds West 121.15 feet to the point of beginning.

Containing 8,370 square feet or 0.192 acres of land.



*Revised  
7-10-98  
98-473*



BALTIMORE COUNTY, MAR" AND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

DATE 7-10-98 ACCOUNT R-001-6150  
AMOUNT \$ 100.00

RECEIVED FROM: Perry Racquet Club, Inc

FOR: Revised Site Plans/ Special Exception  
for # 98-473-X 7501 Oakleigh Rd

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

PROCESS ACTUAL TIME  
7/13/1998 7/13/1998 09:53:12  
REF 4503 CASHIER PAPER PEN DRAMMER  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 050453  
CR NO. 056186

100.00 CHECK  
Baltimore County, Maryland

BALTIMORE COUNTY, MAI AND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

DATE 6-8-98 ACCOUNT R-001-6150  
AMOUNT \$ 300.00

RECEIVED FROM: Mr Perry Racquet Club

FOR: Special Exception Petition  
7501 Oakleigh Rd.

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

PROCESS ACTUAL TIME  
6/08/1998 6/08/1998 10:23:44  
REF 4502 CASHIER PAPER PEN DRAMMER  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 048150  
CR NO. 053719

300.00 CHECK  
Baltimore County, Maryland

98-473-X

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #98-479X  
7601 Oakleigh Road (Perring Racquet Club)  
S/S Drive/way 64805 E. of Oakleigh Road at a point 199' SE of Perring Parkway  
9th Election District  
6th Councilmatic District  
Legal Owner(s)  
Perring Racquet Club, Inc.  
Special Exception for an arcade  
Hearing: Monday, July 20, 1998 at 10:00 A.M. in Room 407, County Courts Bldg., 401 Basile Avenue

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations  
Please Call (410) 887-3353  
(2) For information concerning the file and/or hearing, Please Call (410) 887-3351.

7/08/98 July 2 6240458

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 7/21, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/21, 1998

THE JEFFERSONIAN,

*A. Henrichson*

LEGAL AD. - TOWSON

**CERTIFICATE OF POSTING**

RE: Case # 98-473-X  
Petitioner/Developer:  
(Perring Racquet Club)  
Date of Hearing/~~Closing~~:  
(July 20, 1998)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

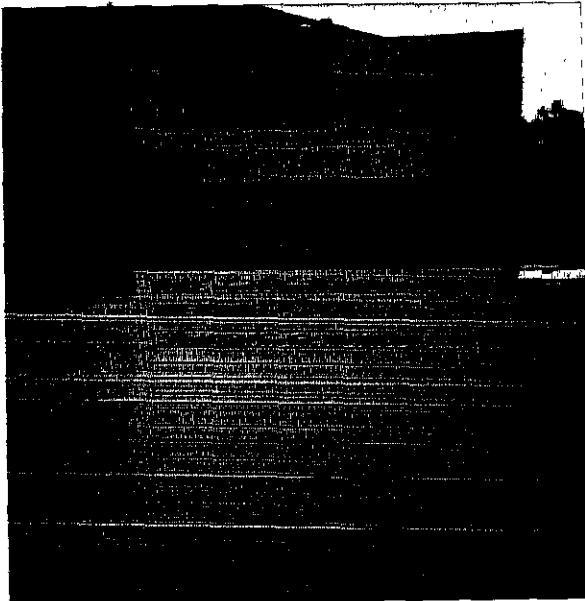
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by  
law were posted conspicuously on the property located at \_\_\_\_\_

7501 Oakleigh Road Baltimore, Maryland 21234 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ July 3, 1998  
(Month, Day, Year)



Sincerely,

  
(Signature of Sign Poster & Date)

\_\_\_\_\_  
Thomas P. Ogle, Sr.

\_\_\_\_\_  
325 Nicholson Road

\_\_\_\_\_  
Baltimore, Maryland 21221

\_\_\_\_\_  
(410)-687-8405  
(Telephone Number)

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 473

Petitioner: Perring Racquet Club, Inc.

Address or Location: 7501 Oakleigh Rd.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Judith Sussman, Perring Racquet Club, Inc.

Address: 7501 Oakleigh Rd.

Baltimore, MD, 21234

Telephone Number: (410) 661-9220

Revised 2/20/98 - SCJ

**98-473-X**

Request for Zoning: Variance, Special Exception or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 98-473-X

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: To permit an Arcade.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**

TO: PATUXENT PUBLISHING COMPANY  
July 3, 1998 Issue - Jeffersonian

Please forward billing to:

Judith Sussman 410-661-9220  
Perring Racquet Club, Inc.  
7501 Oakleigh Road  
Baltimore, MD 21234

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**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-473-X  
7501 Oakleigh Road (Perring Racquet Club)  
S/S Driveway, 646.05' E of Oakleigh Road at a point 199' SE of Perring Parkway  
9th Election District - 6th Councilmanic District  
Legal Owner: Perring Racquet Club, Inc.

Special Exception for an arcade.

HEARING: Monday, July 20, 1998 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS  
PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-  
887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 23, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-473-X

7501 Oakleigh Road (Perring Racquet Club)

S/S Driveway, 646.05' E of Oakleigh Road at a point 199' SE of Perring Parkway

9th Election District - 6th Councilmanic District

Legal Owner: Perring Racquet Club, Inc.

Special Exception for an arcade.

HEARING: Monday, July 20, 1998 at 10:00 a.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon" with a stylized flourish at the end.

Arnold Jablon  
Director

c: Perring Racquet Club, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 5, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 14, 1998

Ms. Judith Sussman  
Perring Racquet Club, Inc.  
7501 Oakleigh Road  
Baltimore, MD 21234

RE: Item No.: 473  
Case No.: 98-473-X  
Petitioner: Perring Racquet  
Club, Inc.  
Location: 7501 Oakleigh Road

Dear Ms. Sussman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 8, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR:ggs  
Attachment(s)







Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

July 2, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: PERRING RACQUET CLUB, INC.  
BETHEL PARK LMTD. PTNP.

Location: DISTRIBUTION MEETING OF JUNE 22, 1998

Item No.: 473 & 478 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

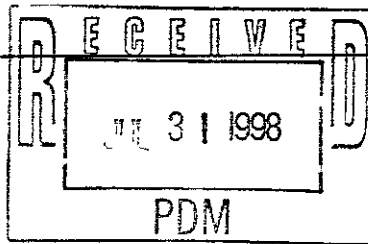
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Baltimore County  
Fire Department



Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

July 23, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

*7/20/98  
@ 10  
Passing Request  
Out*

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 20, 1998

Item No.: 98-473-X

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



ALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 7/2/98

FROM: R. Bruce Seeley RBS/4P  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: 6/22/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

473

474

478

484

RBS:sp


BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: June 26, 1998

FROM:  Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for June 29, 1998  
Item Nos. 473, 476, 477, 479, & 484

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0629.NOC



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

7/20/10

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 7.17.9V  
Item No. 98-473-X  
7501 OAKRICK RD

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

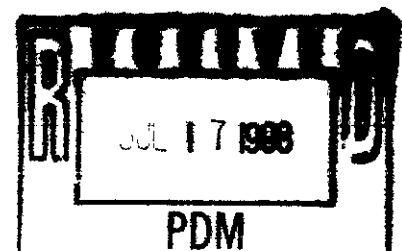
Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

*P. F. Williams*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG



My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

hs  
7/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**DATE:** June 29, 1998

**FROM:** Arnold F. "Pat" Keller, III, Director  
Office of Planning

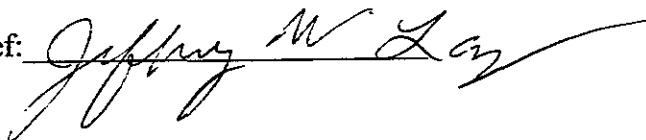
**SUBJECT:** Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 458, 473, 478, 484, 485, and 487

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief:



AFK/JL

RE: PETITION FOR SPECIAL EXCEPTION  
7501 Oakleigh Road, S/S Driveway, 646.05' E of  
Oakleigh Rd at a point 199' SE of Perring Pkwy, 9th  
Election District, 6th Councilmanic

Legal Owners: Perring Racquet Club, Inc.

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 98-473-X

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
Peter Max Zimmerman  
People's Counsel for Baltimore County

Carole S. Demilio  
Carole S. Demilio  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13 <sup>th</sup> day of July, 1998, a copy of the foregoing Entry of Appearance was mailed to Judith Sussman, Manager, Perring Racquet Club, Inc., 7501 Oakleigh Road, Baltimore, MD 21234, Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

C. WILLIAM CLARK

(410) 823-7800

EMAIL  
cwcclark@nolanplumhoff.com

LAW OFFICES  
**NOLAN, PLUMHOFF & WILLIAMS**  
CHARTERED

SUITE 700, NOTTINGHAM CENTRE  
502 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204-4528  
(410) 823-7800

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email: npw@nolanplumhoff.com

Web www.nolanplumhoff.com

7/8/98  
JAMES D. NOLAN  
(RETIRED 1980)

TO WCL  
EARLE PLUMHOFF  
(1940-1988)

RALPH E. DEITZ  
(1918-1990)

July 2, 1998

Arnold Jablon, Director  
Baltimore County Department  
of Permits and Development Management  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

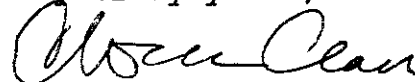
Re: Perring Racquet Club, Inc.  
Case No. 98-473-X

Dear Mr. Jablon:

Please be advised that this firm represents Perring Racquet Club, Inc., the Petitioner, with regard to the Petition for Special Exemption for an Arcade which has been filed under case number 98-473-X. We have received, and are aware that the hearing has been set for 10:00 a.m., Monday, July 20, 1998. Please advise us of any correspondence you receive, or notices given in the above captioned matter.

We do anticipate an amendment to the Petition to add Oakleigh Road Properties, LLC, which holds the lease to the real property at that address, and we may be filing a revision to add an additional area of proposed arcade use within the property. As soon as we have more information concerning those items, we will contact your office. Thank you for your anticipated cooperation.

Very truly yours,

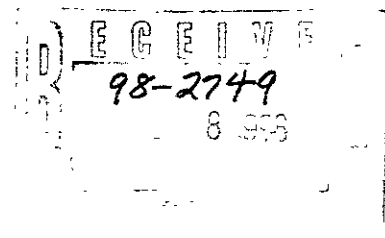


C. William Clark

CWC/cs

cc: Judy Sussman

C:\DATA\CWC\CLIENTS\BERGER\JABLON01.LTR.WPD



98-473-X



Memo to the file

9/23

Item # 473

Per Arnold, set this case in.  
Petitioner will get an attorney  
before the Hearing date, not with-  
standing our policy, # PP-3.

John Butler  
Planner II

98-473-X

98-473-X

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Leah M. Sussman  
Charles G. Salas  
JR / MAISTE  
C. William Clark

7501 Oakleigh Rd 21234  
7501 Oakley Rd 21234  
2923 CHENOAK AVE 21234  
502 Washington Ave Towson Md 21204



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

*Evelyn Yeager*

*1702 Oakleigh Ct*  
*21234*



# **HARFORD PARK COMMUNITY ASSOCIATION**

**2522 Linwood Rd., Baltimore Md. 21234**

Perring Racquet Club  
7501 Oakleigh Rd.  
Baltimore Md. 21234

July 16, 1998

Re: Zoning Variance for  
Arcade

To whom it may concern:

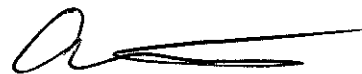
On July 14, 1998 at 8:00 P.M. , a public meeting on the above referenced request for zoning variance was attended by Butch Johnson, Past President, and Al Willis, current President of the Harford Park Community Association.

The ownership made an accurate presentation of their intent and conducted an onsite tour of the location of the proposed machines.

The Board of Governors of the Harford Park Community Association were polled, and voted unanimously that there were no objections to the proposed request.

We feel that the Perring Racquet is a good neighbor and an asset to our Community. Should you need any additional information, I can be reached at 410-665-1330

Very truly yours



Albert W. Willis, Sr Pres

*Ref No 3*

The Inter-City Land Company  
c/o J. H. Ridgely, Esquire  
308 W. Pennsylvania Avenue  
Towson, Maryland 21204

Arnold Jablon, Esquire, Director  
Baltimore County Department of  
Permits and Development Management  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

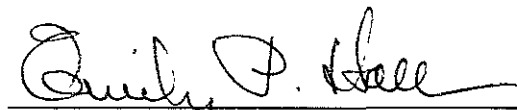
**RE: Case No.: 98-473x**  
**7501 Oakleigh Road**  
**Perring Racquet Club**

Dear Mr. Jablon:

The Inter-City Land Company is the owner of the fee interest in the land on which the Perring Racquet Club is situate. It is our understanding that the leasehold owner, Perring Racquet Club, Inc., is seeking a special exception to the zoning classification of 7501 Oakleigh Road to allow the construction of an arcade.

We wish to be on record as being supportive of Perring Racquet Club, Inc.'s effort to secure such a special exception.

Sincerely,



Emily P. Hall, President  
The Inter-City Land Company

cc: Judith M. Sussman

*Ret. 16*

*2*

1838 Wycliffe Rd.

Baltimore, Md. 21234

7/15/98

To Whom It May Concern,

Although I am not directly involved with Perring Racket Club, I am concerned about what happens in my neighborhood.

Prior to the racket club being built on that site, there were proposed apartments or row homes( I think they were to be low income housing). I have always thought the racket club was a much better alternative.

If adding the video games to the interior of the club, (and they are only for the members use) I don't feel that they will increase any noise or problems for the neighbors.

I would rather see video games for the members, than have the club have to close. Who knows what would go in there.

The club appears to be well run and the current manager is addressing the neighbors concerns. In my experience the owner has always been true to his word. If he says the video games are for the members, I would have to believe him.

Sincerely yours,

*Mary Kitner* *Walter Kitner*  
Mary Kitner Walter Kitner

PS The soccer leagues and the video games would help to keep the youth busy and out of trouble.

*Pat YB*

July 15, 1998

TO: Whom It May Concern,

We have resided at 1823 Wycliffe Road since May of 1960. In the early years, the residents of 1801 to 1829 Wycliffe Road fought to prevent a small shopping center from going behind us and then another long fight to prevent 150 apartments from going behind us. The Harford Park Community Association was a big help in allowing us to win the battles.

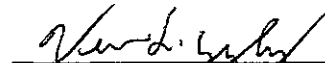
During the early years, we constantly were calling the Police Department and/or the Fire Department due to problems in the wooded area. Also, there was always loud noise carrying up our way from The Wishing Well Bar at 2:00 - 2:30 A.M. every night of the week and yes from the kids in the wooded area.


When the owner of Perring Athletic Club approached us, it was music to our ears. Finally, a nice building going up to give us some privacy and peace of mind and no more noise at 2:00 A.M. every night of the week.

After Perring Club was constructed, the owner has always cared for our concerns and saw them through. The structure itself has really given us privacy. The structure is closer to our property in footage distance than any other home on Wycliffe Road. There is an exit door right behind us and we have never had any problems with noise. The Club closes 11:00 P.M. at night and earlier on weekends. This has never been a problem for us. The little bit of noise with people entering their cars and driving away has been nothing compared to what we hear every night from cars driving up and down our street. Cars going 40 plus miles per hour and radios blasting so loud your windows in the house shake is an every night experience coming from Wycliffe Road and not from Perring Athletic Club.

We attended a meeting to hear what the owner would like to do within the club at this time. Due to the fact they have always attended to our concerns in the past we know that they will do so in the future.

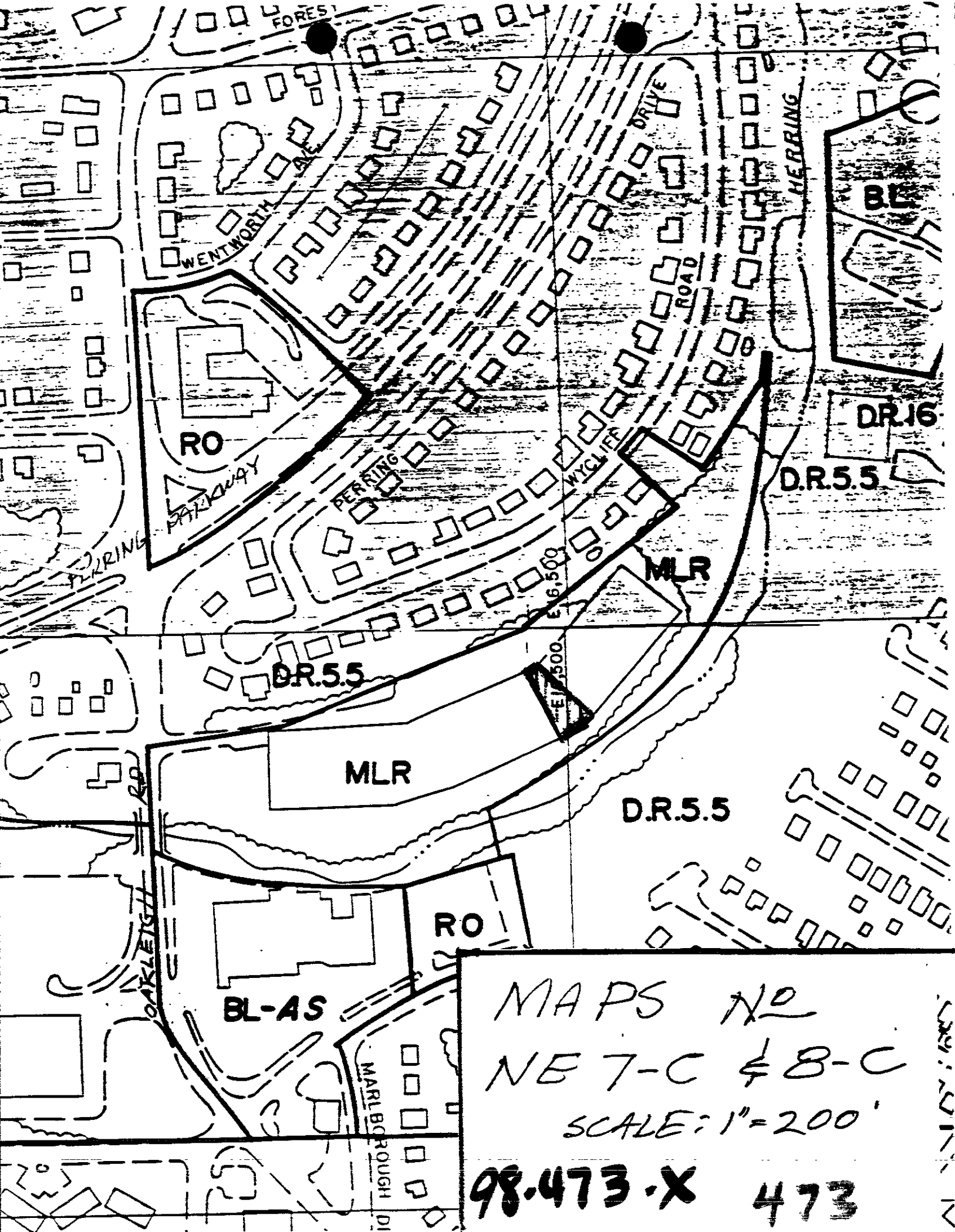
We certainly would not be happy to see the Perring Athletic close and then God knows what would end up behind us. For the above reasons at least we can help them keep the club alive and well. This is a small price to pay for privacy and peace of mind.

  
Vernon L. Yingling

  
Phyllis G. Yingling

1823 Wycliffe Road  
Baltimore, Maryland 21234

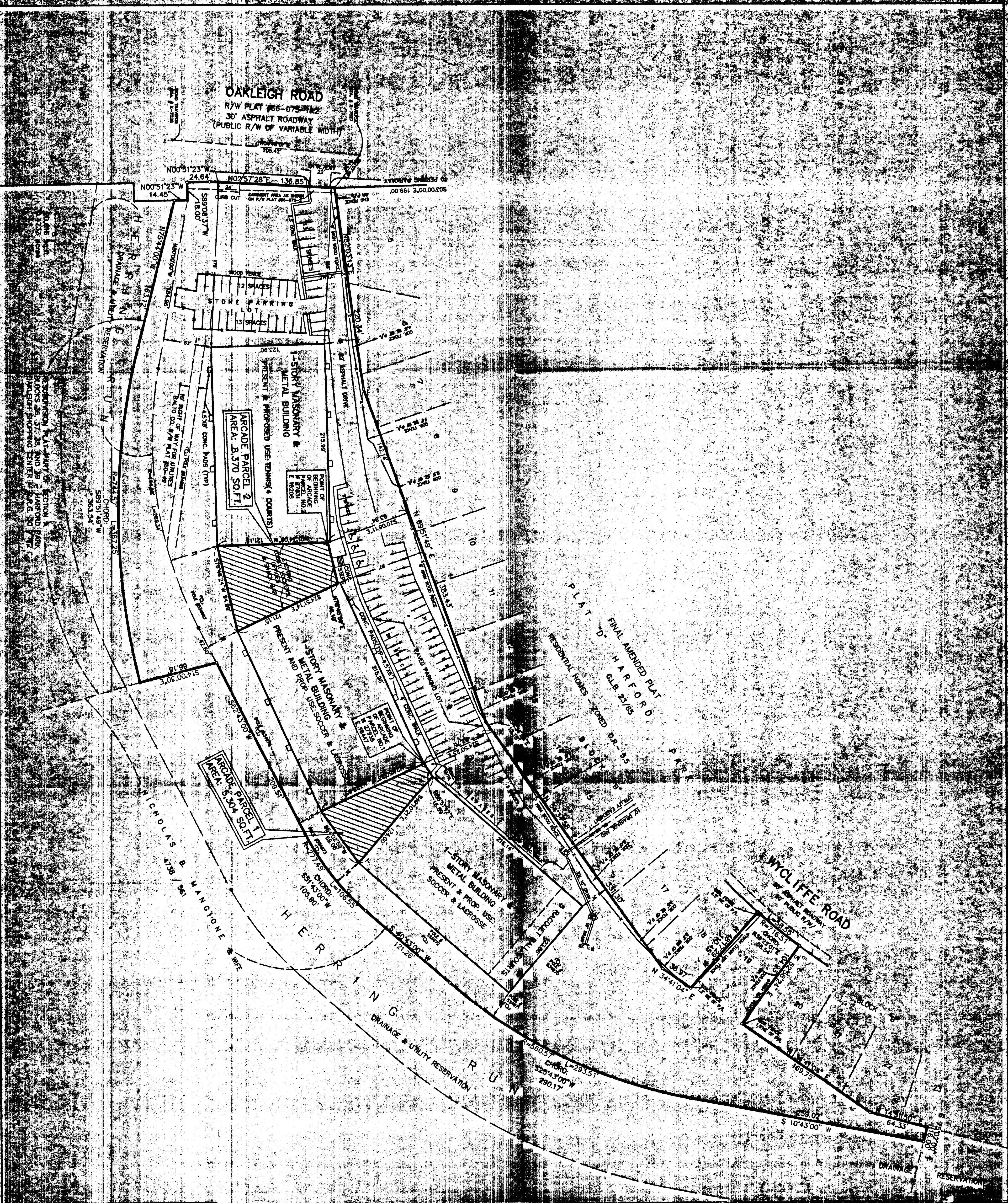
1/24 YA



MAPS NO  
NE 7-C & 8-C  
SCALE: 1"=200'

98.473.X 473





RECORD BOOK, SECTION PLAN  
SECTION 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



#### NOTES

1. TOTAL AREA OF PROPERTY: 287,800 SQ. FT. OR 6.587 ACRES
2. AREA OF SUBJECT PETITION: 13,674 SQ. FT. OR 0.314 AC.
3. PROPERTY ZONED: M.L.R.
4. EXISTING USE: INDOOR TENNIS, SOCCER, RACQUET BALL AND RELATED USES OF OFFICES, SNACK BAR & LOCKERS.
5. PROPOSED USE: INDOOR TENNIS, SOCCER, RACQUET BALL AND RELATED USES OF OFFICES, SNACK BAR & LOCKERS AND DESIGNATED AREAS WITH APPROXIMATELY 30 GAME TABLES.
6. PROPOSED ZONING: FROM L.R. WITH PETITION TO REQUEST SPECIAL EXCEPTION TO ALLOW TWO DESIGNATED AREAS WITH A TOTAL AREA OF 13,674 SQUARE FEET FOR ARCADE USE.
7. PARKING REQUIREMENTS:
  - A. ARCADE AREA - 1 SPACES/100 SQ. FT. - 13,674/100 = 137 SPACES
  - B. TENNIS COURT - 3 SPACES PER COURT - 2 SPACES
  - C. SOCCER FIELD - 10 SPACES PER FIELD - 10 SPACES
  - D. TOTAL PARKING REQUIRED: 150 SPACES
  - E. TOTAL PARKING PROVIDED: 111 SPACES
8. PREVIOUS ZONING HISTORY:
  - A. CASE #73-189-XA - SPECIAL EXCEPTION REQUEST FOR RECREATIONAL USE AND REQUEST FOR VARIANCES TO BUILDING SETBACK REQUIREMENTS.
  - B. CASE #67-72-SFH - REQUEST FOR ADDITIONAL RECREATION/TRAINING ACTIVITIES INCLUDING BUT NOT LIMITED TO INDOOR SOCCER AS A COMBINATION AS A COMBINATION USES WITH THE EXISTING TENNIS FACILITIES AND WEIGHT LIFTING MACHINES AND RESISTANCE EQUIPMENT AND TRAINING AS ACCESSORY USES ALL WITHIN AN EXISTING BUILDING PREVIOUSLY GRANTED A SPECIAL EXCEPTION FOR RECREATIONAL ACTIVITIES (CASE #73-189-XA). SNACK BAR WILL BE USED BY PATRONS ONLY.

### PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR AN ARCADE PERRING ATHLETIC CLUB

7501 OAKLEIGH ROAD  
OAKLEIGH ROAD PROPERTIES, L.L.C.  
BALTIMORE COUNTY, MARYLAND

REV.: JULY 3, 1998  
DATE: MAY 25, 1998  
SCALE: 1" = 50'  
PROJ. NO. 80-133

MASTE & WATTS, INC.  
SURVEYORS AND ENGINEERS  
2933 CENOTAK AVENUE  
BALTIMORE, MARYLAND 21234  
PHONE: (410) 882-0221

